

This instrument was prepared by

(Name) Howard Green

(Address) Montevallo, Al.



**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 689  
Pelham, Alabama 35124  
Phone (205) 988-5600  
Policy Issuing Agent for  
SAFECO Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One DOLLARS  
and exchange of like properties

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Howard Green

(herein referred to as grantors) do grant, bargain, sell and convey unto

Gary Don Johnson and Debra K. Johnson

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor  
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated  
in Shelby County, Alabama to-wit:

From the NE corner of the NE 1/4 of NE 1/4, Section 3, Township 22  
South, Range 3 West, Shelby County, Alabama, run North 85 deg. 11 min.  
00 sec. West for 672.05 feet; thence run south 03 deg. 24 min. 53 sec.  
West for 388.9 feet to the point of beginning of subject lot; from said  
point, continue said course 590.94 feet; thence run north 85 deg. 10  
min. 10 sec. east for 221.7 feet; thence run Nort 03 deg. 33 min. 02  
sec. east for 590.94 feet; thence run south 85 deg. 10 min. 40 sec.  
west for 223.10 feet, back to the point of beginning; being situated in  
Shelby County, Alabama.

RECORDING FEES

Grantee's Address:

Rt. 1. Box 26-A

Montevallo, Al. 35115

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1985 MAY -8 AM 8:42

*Thomas A. Jordan, Jr.*  
JUDGE OF PROBATE

Mortgage Tax	\$	
Deed Tax		<u>5.00</u>
Mineral Tax		
Recording Fee		<u>2.50</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>8.50</u>

This is not the homestead of the grantor.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them,  
then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent  
remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,  
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,  
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our)  
heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever,  
against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 1st  
day of May, 1985

WITNESS:

(Seal)

(Seal)

(Seal)

*Howard Green*  
Howard Green

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that Howard Green  
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me  
on this day, that, being informed of the contents of the conveyance he executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 1st day of May, A. D., 1985

*Matthew B. Ferguson*  
Notary Public.